



Long Reach Village Center Community Meeting

November 10, 2015

Dollar Buys

7PM to 8:30PM

<http://www.howardcountymd.gov/longreach>



ReImagine...
LONG REACH
VILLAGE CENTER



ReImagine Long Reach Village Center

Agenda

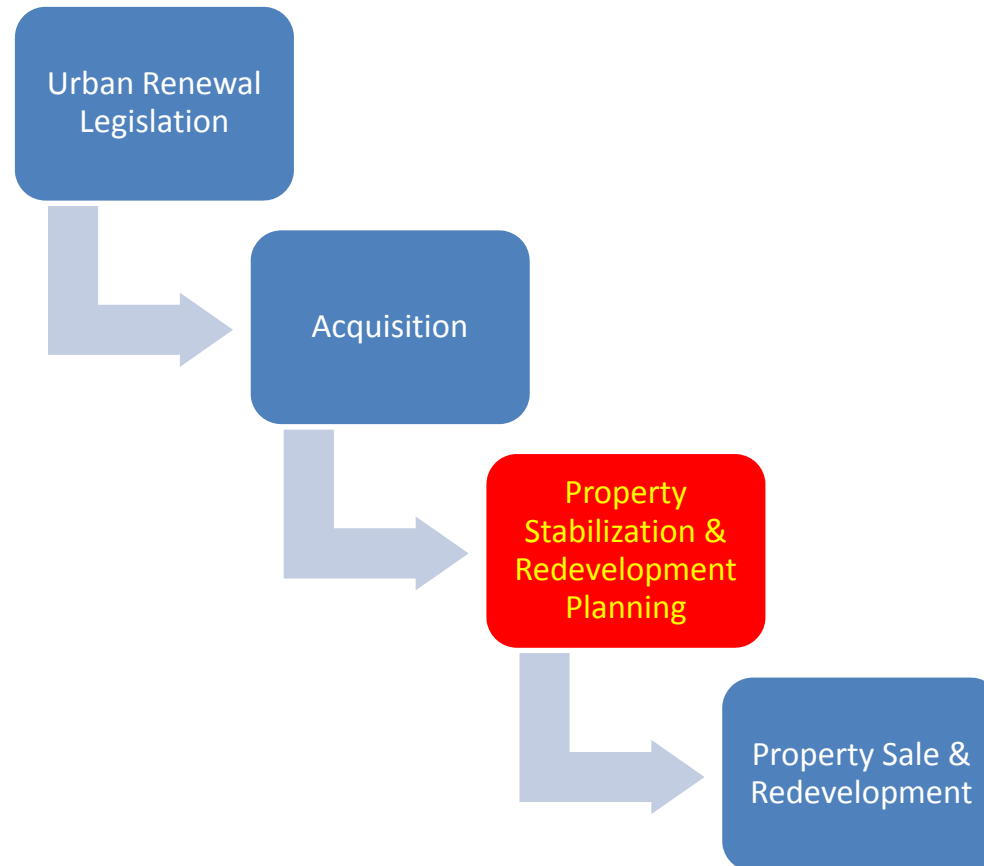
- **1. Welcome/Introductions**
 - Allan Kittleman, Howard County Executive
 - Dr. Calvin Ball, County Council

- **2. Process Overview and Plan Overview**
 - Raj Kudchadkar, Planning and Zoning

- **3. Open House Style Tables**
 - Q&A with Planning and Zoning Staff



Howard County's Involvement



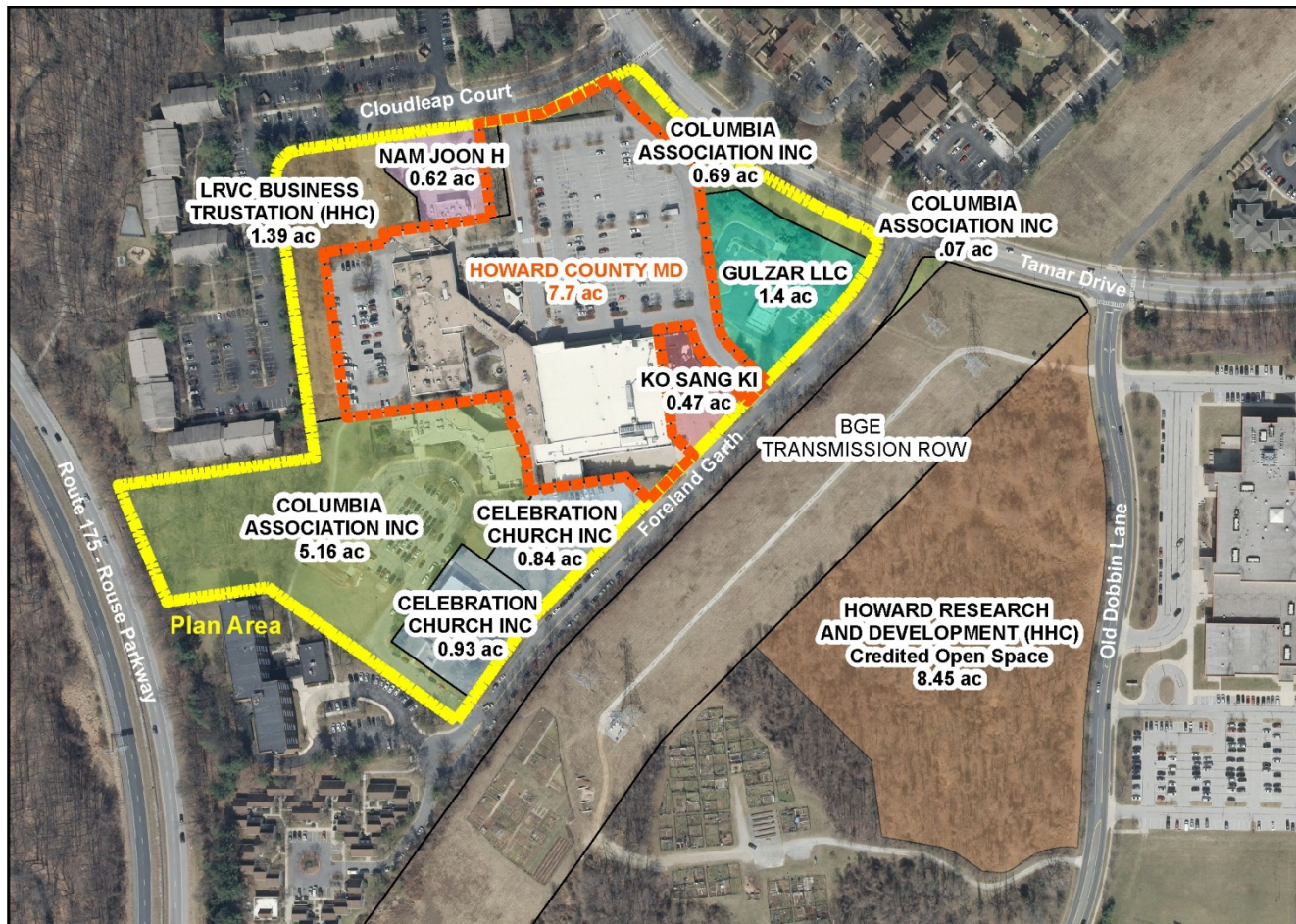


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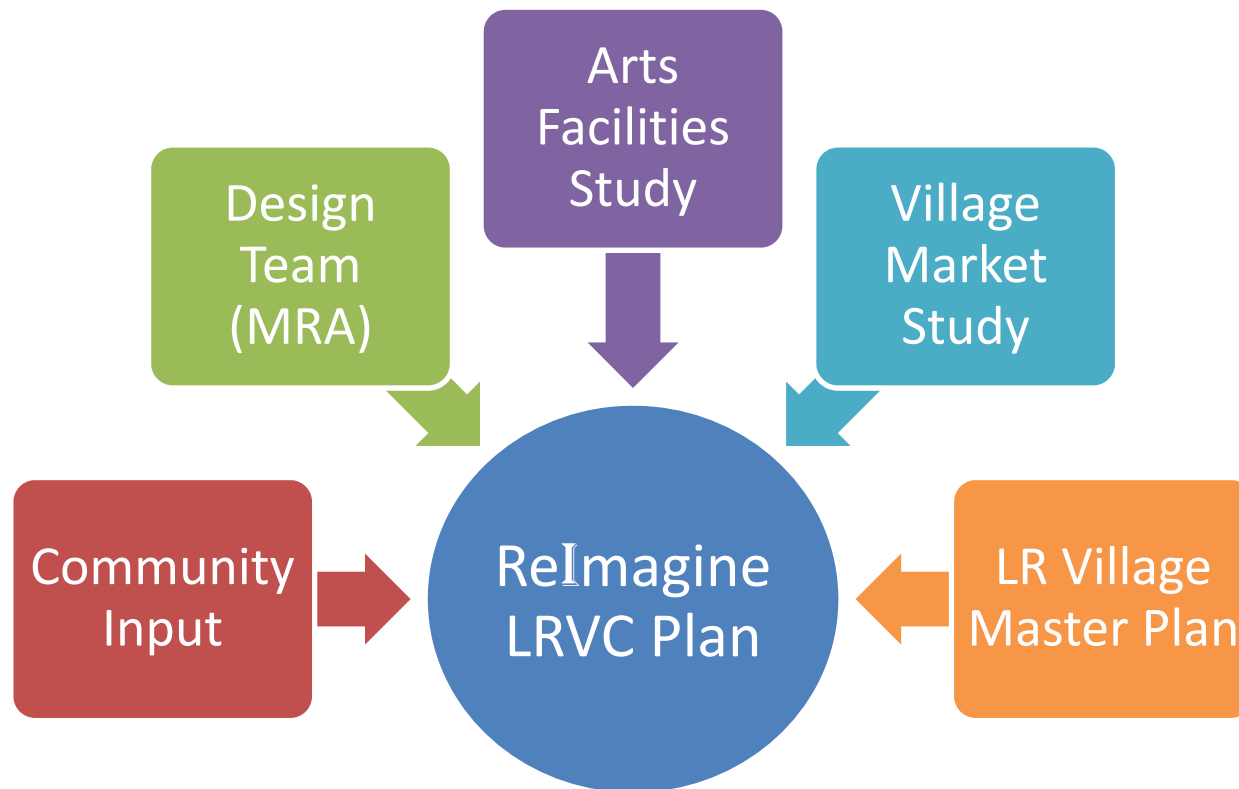
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LRVC Urban Renewal Area





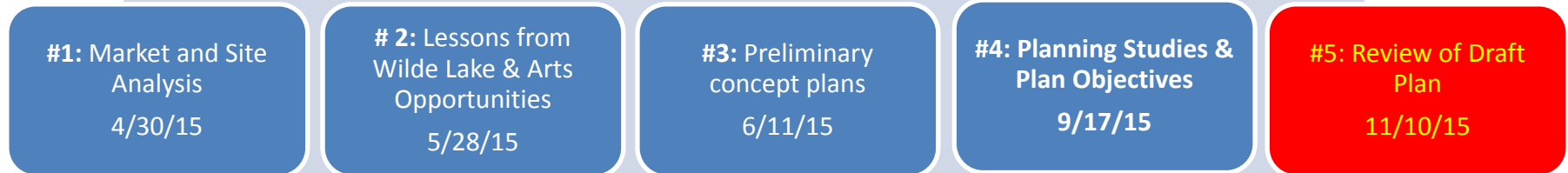
Planning Process





Community Engagement

A series of community meetings have been held to solicit input and feedback





ReImagine LRVC Plan

Purpose of the plan is to document objectives for revitalization, potential land uses, and potential techniques to facilitate revitalization

DPZ will prepare the
ReImagine LRVC
Plan



County Council will
consider the Plan
with a normal
legislative process

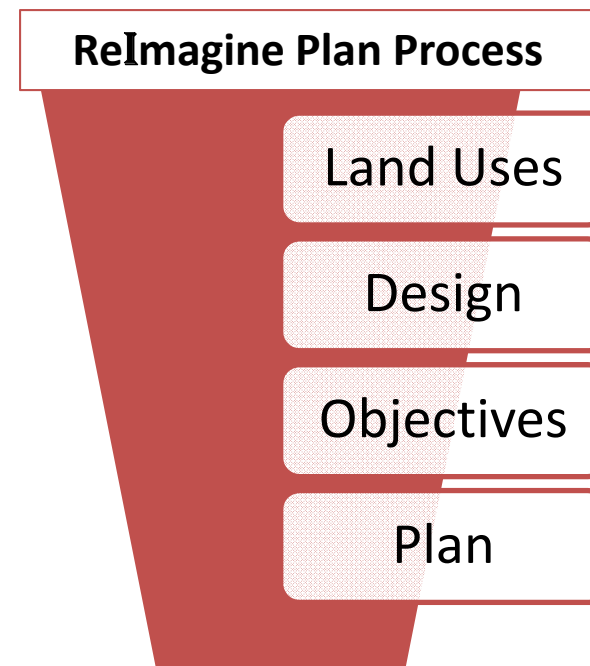
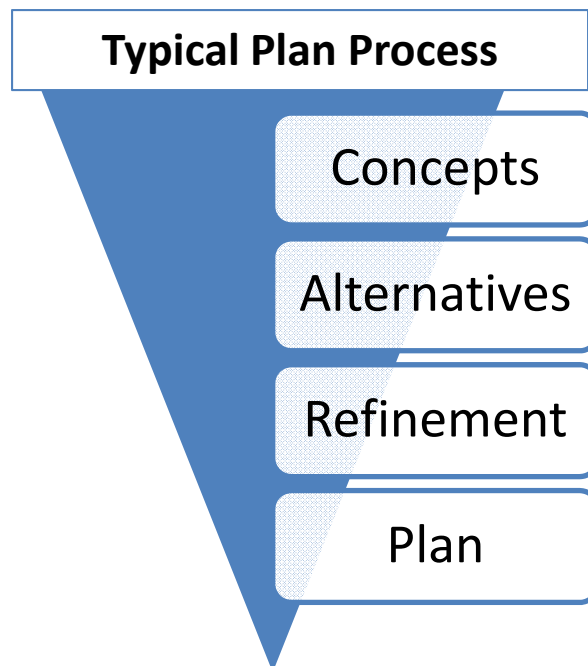


County Council will
then make any
modifications and
pass the Plan by
resolution



ReImagine LRVC Plan is Not Typical

In order to attract as many proposals as possible, there is no single preferred development approach





County Sale Strategy

- A stabilized asset with an approved ReImagine LRVC Plan will represent a much more attractive opportunity for a private developer
- The ReImagine LRVC Plan will define the content and structure of a Request for Proposals issued by the County
- Howard County will seek to provide guidance with flexibility to attract as many proposals as possible



Community Preferred Uses

Many combinations of uses could work in a mixed use development proposal

Types of Community Preferred Uses	
Dining and food service	Medical
Art and culture	Services
Food at home	Other retail
Health and fitness	Housing
Government and non-profit	Places of worship

- Configuration of uses should be more open
- Public gathering spaces should be expanded and enhanced
- Pathways for walking and bicycling to the LRVC should be expanded



Objectives

- Economic Sustainability
 - Business opportunities, visibility, signage, and housing
- Connectivity
 - Pedestrian/bicycle network, public transit, pathway lighting and landscaping
- Community Spaces
 - Centrally located public space with landscaping and outdoor seating, retained institutional assets, and opportunities for new institutional uses
- Building and Site Design
 - High caliber green building and site design, massing and height standards, and screening of parking, loading and mechanical systems



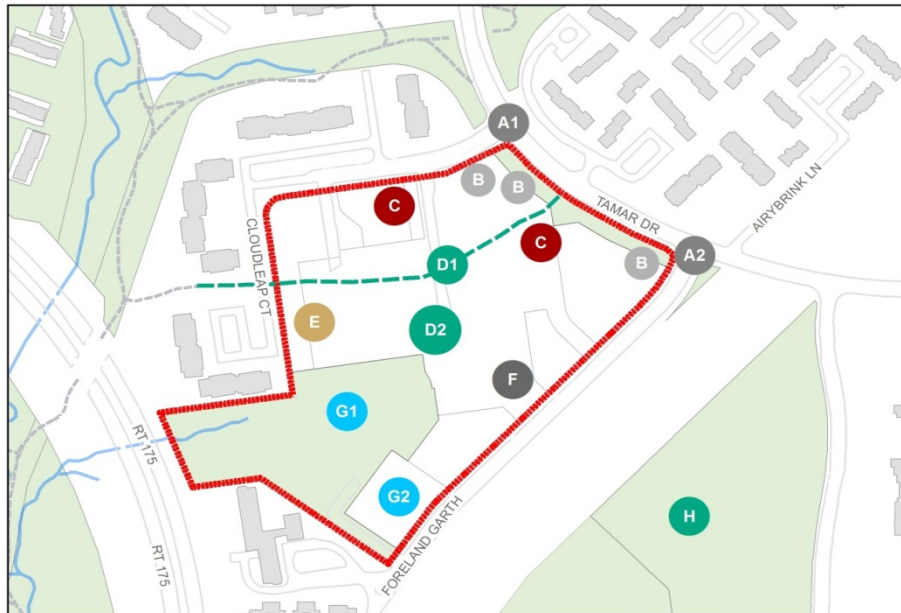
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ReImagine Long Reach Village Center

Conceptual Diagram

Illustrates objectives applied to plan area; does not represent an actual proposal to redevelop the LRVC.



- A. Gateway features
- B. Corner gateway markers
- C. Commercial and institutional closer to street
- D. Central pedestrian walkway and central community amenity space
- E. Residential uses to provide on-site demand for goods and services
- F. Parking is appropriately sited and screened
- G. Community and/or institutional uses
- H. Enhanced community open space



Future Land Uses

- Commercial, institutional and open space allowed currently
- Add residential uses as a future land use
- ReImagine Plan does not change zoning, so all existing zoning requirements still must be followed
- Village Center Redevelopment Process is still required to add new uses



Village Center Redevelopment

Process includes multiple opportunities for community input

Major Steps in the Village Center Redevelopment Process		
Step 1: Community Planning	Step 2: Zoning to Amend PDP	Step 3: Development Review
✓ Notice of Intent to Develop ✓ Village Center Community Plan ✓ Concept Planning Workshop ✓ Results of Workshop ✓ First Pre-Submission Community Meeting ✓ Second Pre-Submission Community Meeting ✓ Design Advisory Panel	✓ PDP Amendment Submission ✓ Notice to Village Board ✓ Community Response ✓ Planning Board Meeting Scheduled ✓ DPZ Technical Staff Report ✓ Planning Board Public Hearing ✓ Zoning Board Action	✓ Design Advisory Panel ✓ Submission of Plans to DPZ ✓ Review and Revision until Plan is Approvable ✓ Planning Board Public Hearing



Techniques to Achieve Objectives

- Primary strategy is to sell the County's portion of the LRVC through an RFP
- RFP will reference the plan and its objectives, and ask proposers to submit their concepts for redevelopment and explain how those concepts address the objectives
- Nothing precludes a developer from acquiring additional properties in the plan area to create a larger redevelopment



Next Steps

County process will continue with additional opportunities for public involvement



- The Relmagine planning process and RFP do not replace the developer's requirements to go through the development review process, nor do they negate the Village Center Redevelopment process



For More Information:

<http://www.howardcountymd.gov/longreach>